

## Hubbard / Richard

Hubbard Richard is generally bounded a railway to the north, the Detroit River to the south, 16<sup>th</sup> Street to the east, and West Grand Boulevard to the west.

Hubbard-Richard is a gateway to Detroit, Michigan and the United States. The area is a point of convergence for transportation uses. The Fisher Freeway (I-75), Ambassador Bridge plaza, and truck routes divide the area.

Over sixty-five percent of the households are married couples. The area lost nearly a quarter of its population and almost thirty percent of its housing units between 1990 and 2000. The resulting amount of vacant land presents a considerable opportunity for reinvestment.

### □ Neighborhoods and Housing

**Issues:** The area surrounding southeast of Bagley and I-75, is isolated by transportation and industrial land uses. Vacant lots in this area are sparse. The area has experienced substantial infill housing construction in the past decade.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability of the area northwest of the Fisher Freeway through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Increase residential density**

**Policy 2.1:** Develop medium density housing near Bagley and Vernor in coordination with adjacent commercial development.

**Policy 2.2:** Redevelop Fort and the area south, along West Grand Boulevard, as a mixture of high-density residential and commercial uses while preserving access to the riverfront.

### □ Retail and Local Services

**Issues:** Mexicantown is a regional destination increasing the attraction of the surrounding commercial areas. In contrast, just to the south, Fort Street has many aging and underutilized commercial and industrial sites.

**GOAL 3: Increase the vitality of commercial thoroughfares**

**Policy 3.1:** Encourage high-density mixed-use development to replace obsolete industrial and commercial properties along Fort and south near West Grand Boulevard.

**GOAL 4: Reinforce Mexicantown as a regional attraction**

**Policy 4.1:** Encourage spin-off development along Vernor in conjunction with the redevelopment of the Michigan Central Depot in Corktown.

**Policy 4.2:** Emphasize the area's uniqueness by encouraging commercial development that reflects the neighborhood's historic and ethnic character.

**□ Industrial Centers**

**Issues:** The space required for processing vehicles crossing the Ambassador Bridge conflicts with the surrounding residential area. Furthermore, traffic regularly passes through the surround residential area. Northeast of the residential area is a rail facility.

**GOAL 5: Reduce conflicts between industrial and residential areas**

**Policy 5.1:** Establish and enforce designated truck routes from the Ambassador Bridge area to and from I-75 and Fort Street.

**Policy 5.2:** Ensure that modernization and expansion plans for the rail and bridge facilities do not encroach upon the surrounding residential areas.

**□ Parks, Recreation and Open Space**

**Issue:** The northern area of Hubbard Richard has few green spaces or recreation areas and lacks links to the Detroit River.

**GOAL 6: Increase access to open space and recreational areas**

**Policy 6.1:** Establish greenways connecting to Fort Wayne and the riverfront.

❑ **Transportation and Mobility**

**Issues:** The Fisher Freeway and railways bisect and border Hubbard Richard's neighborhoods and commercial areas. The area is poorly linked to downtown and other area attractions.

**GOAL 7: Provide transportation options**

**Policies 7.1:** Develop transit links from Mexicantown to the Central Business District and other area attractions.

## 2000 Census - Demographic Profile



## Neighborhood

Hubbard Richard

## Total Population

2,001

1990 Population

2,659

1990 to 2000 Change

-658

Percent Change

-24.75%

## Race

White Only

735

36.73%

Black or African American  
Only

303

15.14%

American Indian and Alaska  
Native Only

115

5.75%

Asian Only

25

1.25%

Native Hawaiian and Other  
Pacific Islander Only

9

0.34%

Other Race Only

802

40.08%

Two or More Races

12

0.60%

## Hispanic Origin

Hispanic Origin (Any Race)

1,273

63.62%

1990 Hispanic Origin

1,336

1990 to 2000 Change

-63

Percent Change

-4.72%

## Gender

Male

1,081

54.02%

Female

920

45.98%

## Educational Attainment

Population 25 or older

1,335

66.72%

HS Graduate or Higher

766

57.38%

Assoc. Degree or Higher

243

18.20%

## Age

Youth Population  
(Under 18 Years Old)

494

24.69%

1990 Youth Population

756

1990 to 2000 Change

-262

Percent Change

-34.66%

0 to 4 Years Old

163

8.15%

5 to 10 Years Old

100

5.00%

11 to 13 Years Old

121

6.05%

14 to 17 Years Old

110

5.50%

18 to 24 Years Old

172

8.60%

25 to 44 Years Old

776

38.78%

45 to 64 Years Old

384

19.19%

65 Years Old and Older

175

8.75%

## Households

Households

680

Average Household Size

2.67

Population in Group Quarters

184

9.20%

Population in Households

1,817

Family Households

370

54.41%

Married Couple Family

241

65.14%

Female Householder Family

89

24.05%

One Person Households

225

33.09%

## Housing Units

Housing Units

770

1990 Housing Units

1,060

1990 to 2000 Change

-290

Percent Change

-27.36%

Vacant Housing Units

118

15.32%

Occupied Housing Units

652

84.68%

Owner Occupied

309

47.39%

Renter Occupied

343

52.61%

## Housing Value

Owner Occupied Units

244

Less Than \$15,000

31

12.70%

\$15,000 to \$29,999

64

26.23%

\$30,000 to \$49,999

30

12.30%

\$50,000 to \$69,999

46

18.85%

\$70,000 to \$99,999

47

19.26%

\$100,000 to \$199,999

26

10.66%

\$200,000 or More

0

0.00%

## Household Income

Less Than \$10,000

177

26.03%

\$10,000 to \$14,999

38

5.59%

\$15,000 to \$24,999

72

10.59%

\$25,000 to \$34,999

149

21.91%

\$35,000 to \$49,999

78

11.47%

\$50,000 to \$74,999

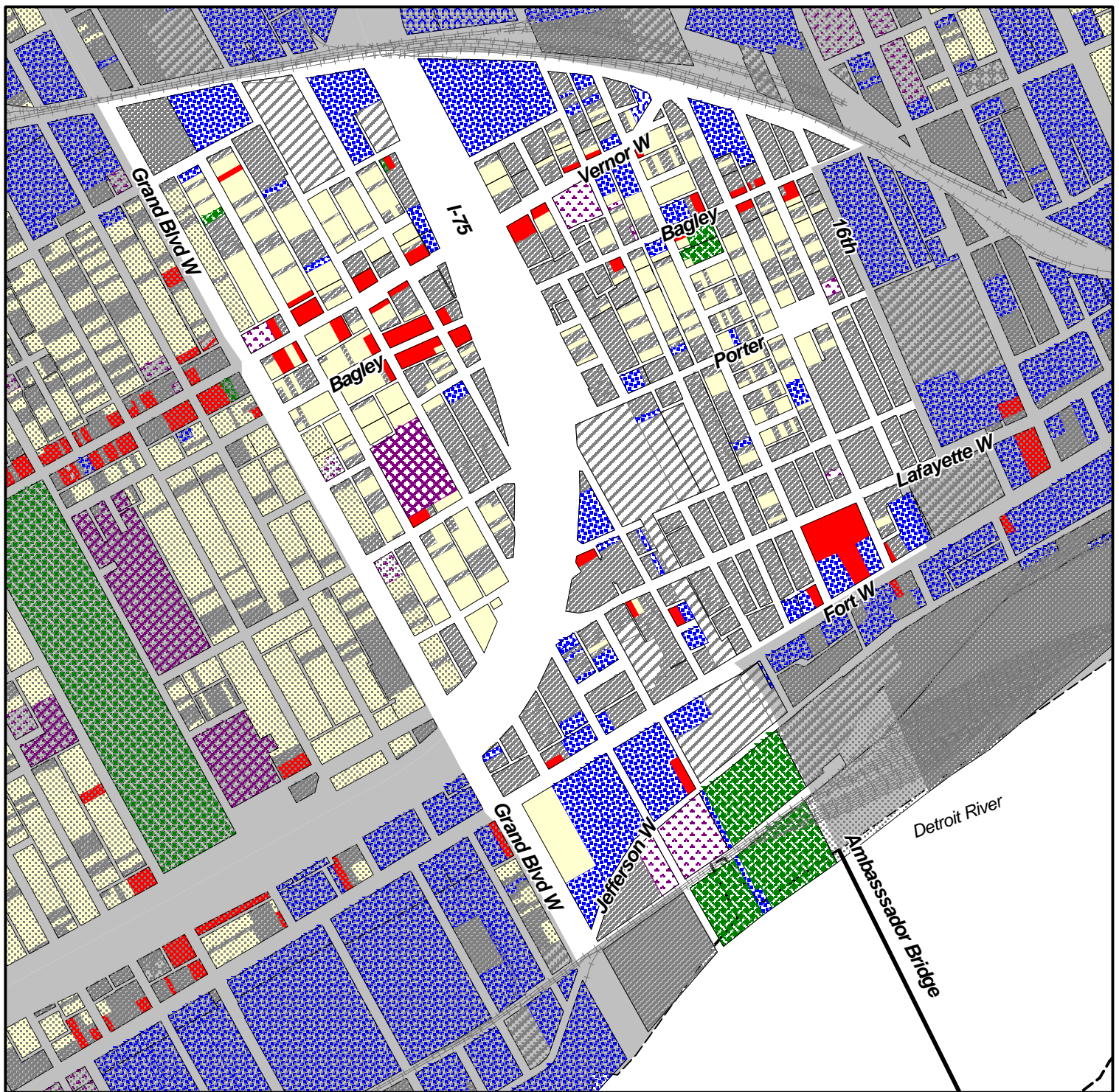
88

12.94%

\$75,000 or More

78

11.47%



Map 5-4A

City of Detroit  
Master Plan of  
Policies

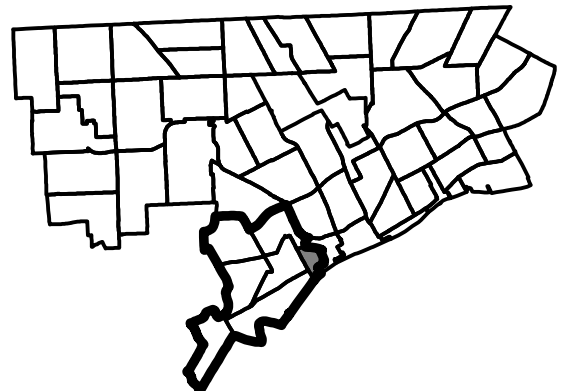
## Neighborhood Cluster 5 Hubbard Richard

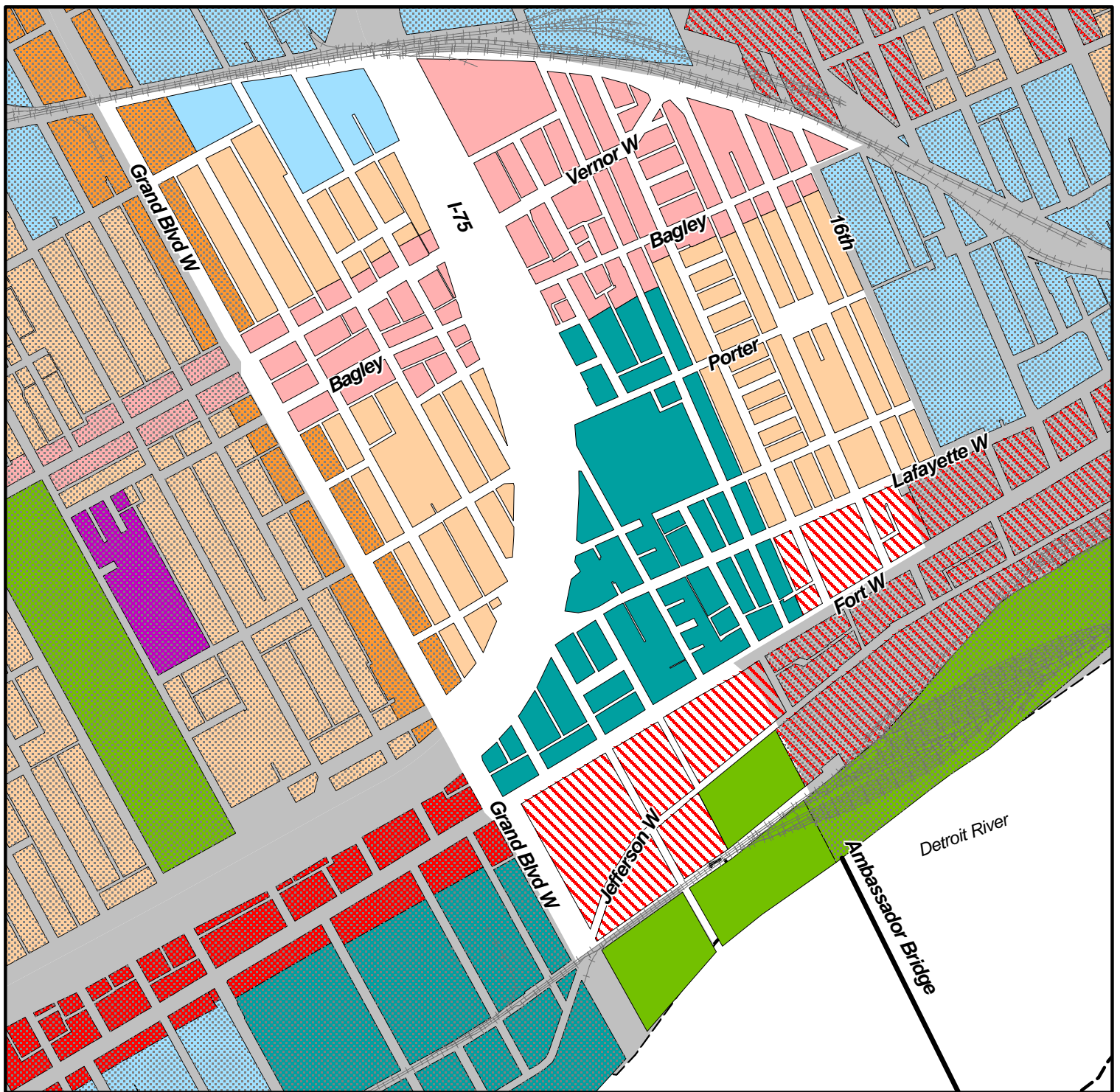


### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 5-4B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 5 Hubbard Richard



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

